Karen Johnson Davidson County
Batch# 730033 DEEDWARR
10/05/2021 08:04:30 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20211005-0133448

36378

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36378-06-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Affiant Subscribed and sworn to before me this 28th day of September, 2021. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Robin L. Henderson 3910 Cross Creek Road Nashville, TN 37215	**Send Tax Bills To:** New Owner 3910 Cross Creek Rd Nashville TN 37215	**Tax Information:** Map and Parcel No.: 117140E00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph C. Davis, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robin L. Henderson, unmarried** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3910 Cross Creek Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of September, 2021.

Joseph C. Davis, LLC, a Tennessee limited liability company

BY: _____, Vice-President
Gerald G. Patterson, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gerald G. Patterson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice-President of Joseph C. Davis, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of September, 2021.

_____
Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Cross Creek Road Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20180905-0087876, as amended by First Amendment of record in Instrument No. 20180912-0090640, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Joseph C. Davis, LLC, a Tennessee limited liability company, by deed dated December 23, 2019 from Willy J CC, LLC, a Tennessee limited liability company, of record in Instrument No. 20191226-0133109, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 117140E00200CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Cross Creek Road Townhomes, of record in Instrument No. 20180905-0087876, as amended by First Amendment in Instrument No. 20180912-0090640, Register's Office for Davivdson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20180905-0087876, Register's Office for Davivdson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1424, page 100, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3914, page 573 and Book 3920, page 844, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 9/28/2021.

George E. Mudter, Jr.
Dated 9/28/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 9/28/2021

My commission expires 10/2/2023

